140.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	942,000 / 942,000
					USE VALUE:	942,000 / 942,000
					ASSESSED:	942,000 / 942,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9	-11	SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROBERTS JOSEPH E & CLAIRE M
Owner 2:	
Owner 3:	
Street 1:	9 SCITUATE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BURNS JOHN R/ANN C -
Owner 2:	-
Street 1:	11 SCITUATE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,017 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 2572 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5017.000	478,000	7,600	456,400	942,000
Total Card	0.115	478,000	7,600	456,400	942,000
Total Parcel	0.115	478,000	7,600	456,400	942,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.25 | /Parcel: 366.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

89585

GIS Ref

GIS Ref

Insp Date

05/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 140.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	478,000	7600	5,017.	456,400	942,000	942,000	Year End Roll	12/18/2019
2019	104	FV	369,600	7800	5,017.	427,900	805,300	805,300	Year End Roll	1/3/2019
2018	104	FV	355,200	0	5,017.	353,700	708,900	708,900	Year End Roll	12/20/2017
2017	104	FV	332,500	0	5,017.	325,200	657,700	657,700	Year End Roll	1/3/2017
2016	104	FV	332,500	0	5,017.	296,700	629,200	629,200	Year End	1/4/2016
2015	104	FV	295,200	0	5,017.	291,000	586,200	586,200	Year End Roll	12/11/2014
2014	104	FV	295,200	0	5,017.	270,400	565,600	565,600	Year End Roll	12/16/2013
2013	104	FV	307,600	0	5,017.	257,300	564,900	564,900		12/13/2012

!10781!

PRINT

Date	Time
12/11/20	01:03:22

LAST REV

Date	Time
06/12/18	10:55:20

apro

TAX DISTRICT

PAT ACCT.

10781

USER DEFINED

Prior Id # 1:	89585
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURNS JOHN R/AN	54144-214		1/13/2010	Sub Sale	575,000	No	No		
BEST MONTA CLAU	52255-144		2/18/2009		570,000	No	No		
BEST MONTA CLAU	36822-267		10/25/2002	Family	99	No	No		
BEST MONTA CLAU	34615-4		1/22/2002	Family	99	No	No		
FOX DOROTHY	25669-595		9/20/1995		251,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2017	370	Det. Gar	4,250	O				
8/12/2015	1104	Redo Bat	10,000		8/12/2015			Bathroom renovatio
9/27/2012	1237	Manual	8,800	C				
6/2/2009	419	Redo Kit	5,000					
7/24/1997	424	Manual	4,900					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2018	Meas/Inspect	BS	Barbara S
4/16/2013	Info Fm Prmt	EMK	Ellen K
11/11/2008	Meas/Inspect	355	PATRIOT
11/17/1999	Meas/Inspect	243	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5017		Sq. Ft.	Site		0	80.	1.14	9									456,407						456,400	

Total AC/HA:	0.11517	Total SF/SM:	5017	Parcel LUC:	104	Two Family	Prime NB Desc:	Brackett	Total:	456,407	Spl Credit		Total:	456,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05824256
Const Adj.:	0.99881005
Adj $ / SQ:	179.687
Other Features:	127402
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	692724
Depreciation:	214744
Depreciated Total:	477979

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	8	4	
Totals			
2	13	6	

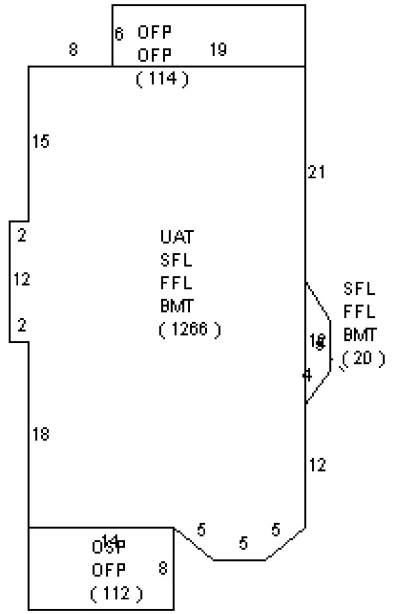
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	179.69
Special Features:	0	Val/Su Net:	103.31
Final Total:	478000	Val/Su SzAd	185.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,286	53.910	69,323
FFL	First Floor	1,286	179.690	231,078
SFL	Second Floor	1,286	179.690	231,078
OFP	Open Porch	340	21.330	7,251
UAT	Upper Attic	317	71.870	22,748
OSP	Screen Porch	112	34.310	3,843

Net Sketched Area:	4,627	Total:	565,321

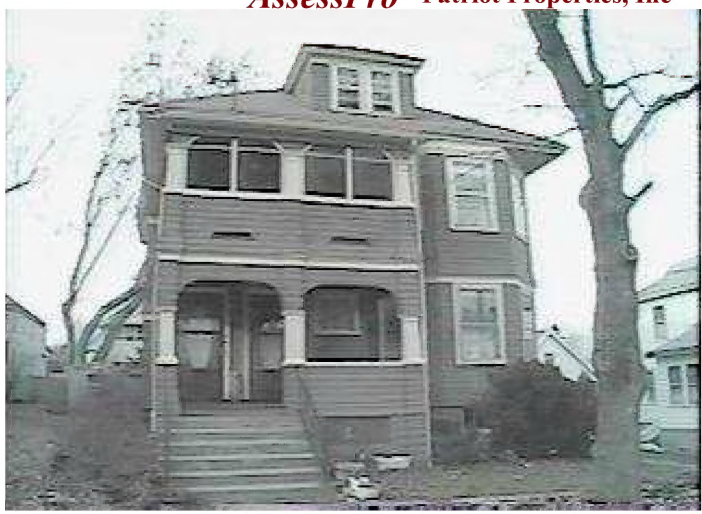
Size Ad	2572	Gross Are	5576	FinArea	2572

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	2015	21.94	T	3.2	104			7,600			7,600

More:	N	Total Yard Items:	7,600	Total Special Featues:		Total:	7,600